

Summary

Investments in real property through funds of collective investment

The present diploma thesis focuses on collective investment funds of the kind that may be established under current Czech law, and on their investments into real estate. Real property in general is a popular investment target. However, such investments need not necessarily take a direct form, as there are options for indirect investment available in today's environment - one of which is investing by way of collective investment funds. The particular appeal of this form of investment lies in the numerous advantages which it offers to investors, and which would not be available to them individually; for the potential founders of collective investment funds, the attractiveness of collective investment schemes stems from the tax benefits associated with them.

Over the past few years, legislation in the Czech Republic in the area of collective investment, in spite of its relatively short history, has been developing briskly, and it is interesting to observe how Czech laws in this field are still in flux.

The primary objective of the present thesis is to describe and evaluate the various options for real estate investments by way of Czech collective investment funds. It is divided into eight separate chapters. The introductory chapter stakes out the goals pursued by this diploma thesis. The second chapter is devoted to collective investment practices on a general level, while the third chapter addresses real property, both in terms of its definition under Czech law and its characteristic features as an investment instrument. The fourth chapter deals with special property funds and the fifth chapter is concerned with special qualified investor funds. Chapter Six describes the tax burden on collective investment funds which invest into real property, and Chapter Seven summarizes the current situation in the area of property investments by collective investment funds in the Czech Republic. The final chapter recapitulates the core findings at which the author arrived in the course of her work on this thesis, and provides an assessment of the laws and regulations reviewed herein.

Key words

Collective investment funds, real estate property